

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

September 5, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, September 5, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, Teena Kracht, John Perschbacher, Mary Russell

Members Absent: T. Eftaxiadis (excused), Jeremy Loveless

Others: John Smith (435 River Street), Mark Niesen (Building Inspector), Mitch Deisch (City Manager), Travis Alden (Main Street/DDA Director), Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee that the Agenda be approved as prepared.

With a voice vote this motion unanimously.

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Mary Russell that the Minutes of the August 1, 2013 Meeting be approved as prepared.

With a voice vote this motion unanimously.

NEW BUSINESS:

John Smith, 435 River Street – Icehouse and Oak Street Entrance

The Commission reviewed the district at their August 1, 2013 meeting and expressed concerns about the building at 435 River Street. The Commission previously discussed the condition of the Icehouse and the boarding up of the Oak Street Entrance with the owner. Commissioner Eftaxiadis was unable to attend the meeting but sent an e-mail with his concerns relating to the Icehouse which the commissioners received copies of prior to the meeting (attached). Mr. Smith was sent a letter notifying him that this item was on the September 5, 2013 meeting agenda.

Denise Blakeslee - reviewed a timeline of discussions with Mr. Smith from previous meetings and a copy of the Michigan Main Street Design Services recommendation for 435-437 River Street.

John Smith (435 River Street) - spoke of the Oak Street entrance and how it will never be used again, he had permission from Steve Harold to remove the entrance, and then the commission was established.

Mr. Smith - spoke of the Icehouse and his concern about how it is structurally tied into the adjoining building. He proposed that during demolition a portion of the adjoining wall to the west remain to provide support.

Mark Niesen, Building Inspector - said that he would require engineering because of the situation and because it is a commercial building.

Mr. Smith - agreed that the west wall needs to be removed.

The Commission discussed the concern about the structural integrity of the adjoining building and since engineering is required by the Building Inspector prior to demolition determined that engineering should be done and reviewed by Mark Niesen, Building Inspector; then the demolition request can come to the Commission; Ms. Blakeslee with assist Mr. Smith with the application process.

Steve Harold spoke with Mr. Smith about the Oak Street Entrance; Mr. Smith wanted to brick the entrance up and Mr. Harold believed the cost would be similar to proceed with the plan drafted by Kelly Larson, State Historic Architect.

Maria DeRee - noted that there may be Façade Grant Funds that could be used for the project.

The Commission expressed their concerns about the unsightliness of the tar paper; Mr. Smith agreed to redo the tar paper and will review the plan and cost for proceeding with the plan drafted by Kelly Larson.

Mr. Smith - spoke to the Commission about parking and utility work in the right-of-way.

Appreciation Letters

The Commission discussed sending letters of appreciation for large projects that have been completed in the district. Chair Kracht will write a note and sign them on behalf of the Commission. Letters will be sent for the following projects:

Sharry Curtis, 141 – 149 Washington - Paint Colors (2010)
Manistee County Library, 95 Maple Street – Retaining Wall (2011)
United Way of Manistee County, 449 River Street – Façade Improvements (2011)
Manistee Council on Aging, 457 River Street – Paint Colors (2011)
James Pawlowski, 395 River Street – Façade Improvements and Paint Colors (2012)
Snyder’s Shoes, 397 River Street – Paint Colors (2012)
Briny Inn, 50 Filer Street – Window Replacement/Paint colors (2012, 2013)
Mike Cnudde, 335 River Street – Façade Improvements/Paint Colors (2012)
Ann & Barry Lind, 384 River Street – Paint Colors (2012)
Rich Mosher, 358 River Street – Paint Colors (2012)
Rich Mosher, 360 River Street – Paint Colors (2012)
Edward Reed, 365 River Street – Routine Repair & Maintenance/Paint Colors (2012)
Shari Wild, 431 River Street – Reinstallation of Historic Sign “Gardners” (2012)
Maria DeRee, 389 River Street – Paint Colors (2013)
JSA Maple Street LLC, 81 Maple Street – Routine Repair & Maintenance (Repoint brick/Terra Cotta) 2013
Manistee Historical Society, 425 River Street – Routine Repair & Maintenance/Paint Colors (2013)

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Members of the Commission received a copy of an email from Robb McKay, State Historical Architect, SHPO regarding Joe Mathewson’s project at 339 River Street (copy attached).

STAFF REPORTS

Travis Alden, DDA/Main Street Director – suggested coordinating appreciation letters with the closeout packets for Façade Grants; will be leaving Main Street/DDA end of September to become the Director of the Vogue Theater (renovation completed by November 15th, opening Sleighbell Weekend); spoke of his pleasure working with the Commission; spoke of the success of the façade grant program.

Commissioners expressed their appreciation for all the work that Mr. Alden has done and wished him the best of luck in his new position.

Mark Fedder, Museum Director - reported to the Commission the permits he has issued this past month:

United Way, 449 River Street - Routine Repair and Maintenance (trim work) and Repaint to match existing colors issued *permit #PHDC13-023*

Mike Duffy/Swankyz, 393 River Street – Paint Colors (Base Color - Behr Butter Yellow ICC-90; Major Trim Colors - Valspar La-Fanda Olive 6006-6B; Minor Trim Color - Behr Deep Evergreen PMD-66). *issued permit #PHDC13-024*

Vogue Theatre, 381 River Street – Routine Repair & Maintenance and Paint Colors; Remove brick around north and east windows; replace steel piers on both sides; replace steel support beam; remove/replace concrete blocks; replace brick removed around windows to reface north and east portions around windows. Any broken bricks will have to be matched. Contractor will use Guidelines in Preservation Brief 2 Repointing Mortar Joints in Historic Masonry Buildings during the reinstallation process. Paint Color Sherwin Williams Cinnabar SW2714 will be used around round medallions on building as needed. *Issued permit #PHDC13-025*

Bluefish Kitchen & Bar, 312 River Street - Installation of directional signage for the waterfront. *Issued permit #PHDC13-026*

Big Fish Outlet, 400 River Street – Installation of 4 wall signs on River Street, 1 Wall Sign on Maple Street, Parking Signage and Window Signage. Waterfront. *Issued permit #PHDC13-027*

Denise Blakeslee, Planning & Zoning – compiled National Historic Preservation paint samples for the Museum Director.

MEMBERS DISCUSSION

Commissioner DeRee handed Chair Kracht a letter of resignation effective October 1, 2013. She said it has been an awesome privilege to work with the Commission.

The Commissioners wished her well and spoke of what an asset she has been to the Commission.

Commissioner Perschbacher spoke of utility work in the right of way and his experiences with the workmen.

The Next meeting of the Historic District Commission was rescheduled to Thursday, October 10, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by John Perschbacher, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:20 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary

From: eftaxiadis@charter.net
To: [Denise Blakeslee](#)
Subject: HDC Meeting - 435 River Street (Icehouse section)
Date: Thursday, September 05, 2013 1:47:02 PM

Hi Denise

Please inform Chair Kratch that I will not be able to attend today's meeting due to a last minute unavoidable schedule conflict; I am out of town.

Concerning the subject property, here are my thoughts:

1. I inspected today the icehouse section of the property from the adjacent streets. Based on my experience with such structures, the building appears to me to be blighted and unsafe. However, I will look for the City Building Inspector to make his determination.
2. It further appears to me that the condition of the building is such that, at the owner's preference, either it needs to be demolished or be repaired, however, at a substantial cost.
3. There are Federal grant funds available to the current or future property owner(s) through the State to eliminate the blight, but only as part of the redevelopment of the property. Job creation and substantially increased economic activity will be required for the State to consider award of these grant funds. There are also additional financial incentives available at the Federal, State and Local levels for the redevelopment and rehabilitation of the building; job creation and substantially increased economic activity will be also required for the utilization of such incentives.
4. There are also Federal grant funds available to a governmental entity through the State to demolish the blighted building, but only IF the governmental entity owns or somehow acquires the property or the section of the property where the building is located.

While I will not be present at today's meeting to vote on any action considered by the Commission, I would support undertaking steps to require the property owner to comply with the guidelines of the Commission concerning either the immediate repair or the demolition of the building.

T Eftaxiadis
231-233-5642

From: [McKay, Robbert \(MSHDA\)](#)
To: [Denise Blakeslee](#)
Subject: RE: Joe Mathewson - 339 River Street, Manistee MI
Date: Monday, August 05, 2013 5:16:27 PM

Denise,

The scope of work document states that "Star Blast Media will be used to safely remove the coating." Now I don't know specifically what Stare Blast Media is but according to the DuPont web site "Starblast" is a trademarked name for a Titanium based blasting media that is "a general-purpose staurolite abrasive used in steel fabrication and bridge maintenance to remove rust, mill scale, and weathered coatings."
(http://www2.dupont.com/Titanium_Technologies/en_US/products/starblast/) If the substrate being cleaned were high strength/high carbon steel I would happily agree that Starblast would be an appropriate product to use to remove the offending paint. However, given that the substrate in this case is a low strength yellow/gray brick that has a history of eroding when exposed to windblown sand, I don't see this being a viable cleaning system.

As always I can't tell you or the HDC what to do, I can tell you that if I received this request as part of a tax credit application, based on this work item alone, I believe that NPS would deny approval of the entire project. In other words, even if every other project work item was picture perfect, the potential damage that this kind of cleaning system can cause is sufficient to reject the project in its entirety. When it comes to the potential for causing damage to history brick, NPS is especially inflexible. Once the face of the brick is damaged by aggressive or abrasive cleaning techniques, there is no "fixing" the problem.

Bottom line for me is that the proposed cleaning system is simply not appropriate for use on a historic brick building.

Robb McKay
State Historic Preservation Office
Direct: (517) 335-2727 Cell: (517) 643-5099
Office: (517) 373-1630 Fax: (517) 335-0348

URL: www.michigan.gov/shpo

From: Denise Blakeslee [mailto:dblakeslee@manisteemi.gov]
Sent: Monday, August 05, 2013 1:07 PM
To: McKay, Robbert (MSHDA)
Subject: Joe Mathewson - 339 River Street, Manistee MI

Robb –

First I wanted to let you know that Jon Rose has retired after 22 years with the City of Manistee, he began his new job today as the City Manager in Texline, Texas. I have been assigned to the Historic District Commission.

You previously assisted us with questions relating to an issue about paint on the building at 339 River Street (email 5-23-13). Mr. Mathewson has made a request to the Historic District Commission to remove the paint on his building by sandblasting. While we have said that the use of sandblasting is not supported by the Preservation Briefs, his contractor spoke of his experience

in cleaning brick on Historical Buildings. The Historic District Commission asked the Contractor to submit a Scope of Work for the proposed project that we could forward to you for your review. I also have a few photos showing the brick columns.

I have attached the document and photos of the brick in questions. I will await your response.

When the contractor dropped the information off, he did not have a copy of the preservation brief or copy of your email. I gave him copies of both so he was aware of the previous response.

I appreciated the assistance that SHPO provides the Historic District Commission and with Jon's absence may need your expertise on various issues. Thank you for your help!

Denise

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